

REGULAR MEETING – MANSFIELD TOWN COUNCIL
December 29, 2010

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

Present: Haddad, Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan, Schaefer

II. APPROVAL OF MINUTES

Ms. Moran moved and Mr. Paulhus seconded to approve the minutes of the December 9, 2010 Special meeting as presented. The motion passed unanimously. Mr. Haddad moved and Mr. Paulhus seconded to approve the minutes of the December 13, 2010 meeting. The motion passed with all in favor except Mr. Schaefer who abstained.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Betty Wassmundt, Old Turnpike Road, expressed her support for renovations to the downtown area as long as it makes economic sense. She feels this project does not.

(Statement attached)

Ric Hossack, Middle Turnpike, feels the agreement will be a burden to the taxpayers. Mr. Hossack questioned a contracted additional garage, the tax abatements and whether or not Councilors who sit on the Downtown Partnership Board should vote on the agreement. (Statement attached).

David Freudmann, Eastwood Road, expressed his objection to the project especially the parking garage. (Statement attached.)

Jane Fried, Olsen Drive, agreed that the Town needs an economic plan but is not sure the current proposal will accomplish the goal.

IV. REPORT OF TOWN MANAGER

Report attached

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Ryan reported the School Building Committee is again looking at the Goodwin site to see if a larger school would be possible.

Mr. Kochenburger requested the school options be called by more descriptive names and noted that Senator Don Williams recently stated that one of his priorities will be to revise the school building funding to support rehabilitation of existing buildings.

Ms. Keane requested answers to questions raised by the public regarding possible conflict of interest for those Council members who serve on the Downtown Partnership Board and information regarding an additional contracted parking garage near the Bishop Center. Town Manager Matt Hart suggested the

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questions would be answered during the discussion of the development agreement.

Mayor Paterson complimented the Public Works Department for their efforts during the last snow storm.

VI. OLD BUSINESS

1. Development Agreement – Phases 1A and 1B – Town of Mansfield, Storrs Center Alliance, LLC and Education Realty Trust, Inc
Town Manager Matt Hart, Town Attorney Dennis O'Brien, Director of Public Works Lon Hultgren and Howard Kaufman of Leyland Alliance and SCA were available to answer questions on the proposed modifications to the development agreement. The issues discussed included:

- Attorney O'Brien referred members to a previously written legal opinion in which he found no conflict of interest with Council members who serve on the Board of the Downtown Partnership voting on the agreement. Councilors will receive a copy of the opinion.
- The modifications concerning on site management, lease terms, commitments to enforce leases and questions regarding the Town Square, suggested by members at the last meeting, have been incorporated into the agreement and have the support of both EDR and SCA. A policy regulating the use of the Town Square will need to be developed. The agreement, once approved, will also be filed on the land records. A possible discrepancy in the wording of Articles 15 and 18, will be reviewed by the attorneys.
- Mr. Kaufman explained the history of the earlier plans to possibly build a garage above the Bishop Center parking lot. Since those initial plans the situation has changed and SCA no longer has a right to build a garage but has contracted with UConn to build additional parking areas in exchange for the use of part of the Bishop Center lot. This lot will be private but the parking fees will be structured to reflect the fees in the rest of the project.
- Town Manager Matt Hart discussed the Storrs Center Fiscal Impact Analysis which provides a brief narrative from department heads explaining the methodology used to calculate their projected costs.
- Town Manager Matt Hart distributed a risk management assessment which shows the mitigating steps included in the agreement for each of the identified risks. (Matrix attached)
- Director of Public Works Lon Hultgren discussed the conditions included in the STC permit letter all of which he described as routine requirements. Mr. Hultgren also stated that the money for construction of the new roads and the maintenance has been included in the planning.
- Downtown Partnership Executive Director Cynthia van Zelm has made a number of calls to public officials soliciting opinions regarding the EDR facilities in their towns. All of those contacted have given favorable reviews of the company. The Town Manager will make additional contacts.
- Staff has met with members of local builder trade unions regarding a possible PLA (Project Labor Agreement) and are looking at the viability of

including such an agreement in the plans for the public portions of the project. The Town Manager will report back to the Council. Mr. Kaufman reported that SCA has reviewed some of the literature on PLA's and has had some informal discussions with local trade people. They are leaning toward including some provisions for consideration of local workers in their bid documents.

- Council members agreed the next step will be the scheduling of a meeting on January 4, 2011 for consideration of resolutions regarding the agreement. These resolutions will be to authorize the Town Manager to sign the agreement and make minor changes. By consensus the Council agreed that the maps provided in the Exhibits regarding the abatement area are sufficient.

VII. NEW BUSINESS

2. Town Easement for Storrs Road Improvements Projects

Mr. Schaefer moved and Ms. Moran seconded to approve the following resolution:

Resolved, that Matthew W. Hart, Town Manager, be, and hereby is authorized to, sign the easement entitled EASEMENT (Storrs Center – Town of Mansfield), which easement will convey for highway purposes approximately 9,088 square feet of land along the east side of Storrs Road in the vicinity of the Audrey P. Beck Building together with a right to install a sedimentation control system and a right to grade.

Mr. Ryan requested the motion be changed to read, "...along the west side of Storrs Road..." Accepted as a friendly amendment the motion passed unanimously.

3. Laurel Lane Bridge Project, First Supplement Agreement

Mr. Ryan moved and Ms. Keane seconded to approve the following resolution:
Resolved, that Matthew W. Hart, Town Manager, be, and hereby is authorized to sign the agreement entitled First Supplemental Agreement between the State of Connecticut and the Town of Mansfield for the Development of Contract Plans, Specifications and Estimates Required in conjunction with the Replacement of the Laurel Lane Bridge (Bridge No. 05366) over the Mt Hope River Utilizing Federal Funds.

Motion passed unanimously.

4. Human Services Advisory Committee

Ms. Moran, Chair of the Committee on Committees offered the following resolution as recommended:

Resolved, effective December 27, 2010, to approve the following charge to the Human Services Advisory Committee:

PROPOSED HUMAN SERVICES' ADVISORY COMMITTEE
Recommended by the Committee on Committees 12/20/2010

PURPOSE/CHARGE: Serve as an advisory committee to the Department of Human Services in support of the department's mission to enhance the well-being and to help meet the basic human needs of all residents of Mansfield. Basic needs include, but are not limited to, income, housing, food security, and health/behavioral health. The Committee advises the Director in matters of policy, program development, and external funding requests. The Committee also advocates for the human service needs of the Mansfield community through collaboration with other advisory groups and by identifying and informing Town government regarding emerging needs.

COMPOSITION/MEMBERSHIP: The Committee will be composed of nine (9) members: one representative each from the Youth Service Advisory Board, Mansfield Advocates for Children, the Commission on Aging, the Advisory Committee for the Needs of Persons with Disabilities, the Senior Center Association, Mansfield Housing Authority, a Mansfield resident affiliated with WAIM, and two "at large" members.

ROLES AND RESPONSIBILITIES:

- Discusses trends in human services and "cross-over" issues, and assumes an advisory role regarding issues critical to the delivery of human services in the Town of Mansfield.
- Provides input into departmental and advisory committee goals and objectives.
- Serves as an advocate regarding the human service needs of the residents of Mansfield.
- Participates in periodic strategic planning initiatives focused on improving the overall scope and delivery of Human Services in the Town of Mansfield.
- Reviews and recommends non-profit agency funding requests.

MEETINGS: The Committee will meet monthly. Two years after inception, the Committee on Committees will review the effectiveness and composition of the Advisory Committee; the Committee on Committees will report its findings to the Town Council and offer any recommended changes for improvement.

Ms. Moran noted the recommendation was not unanimous. The majority of the Committee felt the reestablishment of the Advisory Committee would serve to pull the varied interests of the different human services group together, but the minority opinion was that it will only serve to further slow up the process.

The motion to reestablish the Committee passed with all in favor except Mr. Ryan who voted against the motion.

5. Registrar and Deputy Registrar Compensation

Mr. Paulhus moved and Mr. Schaefer seconded, effective January 1, 2011, to set the pay rate for the Registrars at \$21.14 per hour, and the pay rate for Deputy Registrars at \$15.86 per hour.

Motion passed unanimously.

6. FY 2010/11 Budget Review Calendar

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Council members discussed the proposed budget review calendar and asked staff to revise the dates to avoid most Thursdays and Wednesdays and to explore the possibility of occasional early morning meetings.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

IX. REPORTS OF COUNCIL COMMITTEES

Mr. Ryan, Chair of the Finance Committee, suggested the Council as a whole review the fee waiver structure for the Town. This will be a future agenda item.

Ms. Moran, Chair of the Committee on Committees, reported the Committee has been working on the terms of appointments for members of the Board of Ethics and has formed a recommendation which they would like to present to the Council at the January 10, 2011 meeting. The members of the Board of Ethics have been apprised of the discussion.

X. PETITIONS, REQUEST AND COMMUNICATIONS

7. G. Padick re: Proposed Revisions to the Mansfield Subdivision Regulations – January 18, 2011 Public Hearing
8. Citizen's Budget Guide – 2011 Edition
9. Connecticut Water re: Jensen's Rolling Hills Community – Mr. Schaefer asked if the new system addresses the issues in the DEP order. Staff will review.
10. Yankee Gas re: Notice of Intent to File Amended Rate Schedules by Yankee Gas Services Company
11. OPM Regional Workshops on State Conservation and Development Policies Plan
12. Chronicle "Mansfield senior ride program seeks help" – 12/9/10
13. Chronicle "Letter to the Editor" – 12/9/10
14. Chronicle "Many voice support for Storrs Center" – 12/10/10
15. Chronicle "Letter to the Editor" – 12/14/10
16. Chronicle "Council asks for change in Storrs Center pact" – 12/14/10
17. Chronicle "School project costs concern councilmen" – 12/15/10
18. Chronicle "Letter to the Editor" – 12/16/10
19. Chronicle "Letter to the Editor" – 12/17/10
20. Chronicle "Economy downsizes Storrs Center plan" – 12/17/10
21. Chronicle "Letter to the Editor" – 12/18/10
22. Chronicle "Letters to the Editor" – 12/21/10

XI. FUTURE AGENDAS

The two items previously identified, fee waivers and terms of appointment to the Ethics Board will be scheduled for a future meeting.

XII. ADJOURNMENT

Mr. Paulhus moved and Mr. Ryan seconded to adjourn the meeting.
Motion passed unanimously.

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Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

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